

**PROJECT SUMMARY  
FOR  
PROPOSED NEW APARTMENT BUILDING  
29 – 31 Frederick Street  
FRAMINGHAM, MA 01702**

*Prepared for:* **VTT Frederick Street, LLC  
100 Concord Street  
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## **I. PROJECT SUMMARY**

### **A. Introduction**

The Applicant, VTT Frederick Street, LLC (“VTT”), Vaios Theodorakis, Manager, is the owner of the land and building at 29 – 31 Frederick Street. VTT has filed applications for Site Plan Review Approval and Public Way Access Permit to redevelop the property as a three-story, nine-unit apartment building on a lot containing an area of 7,991 square feet. The proposed apartments will each contain two bedrooms, a kitchen and living room/dining area. The building will continue to be owned by VTT Frederick Street, LLC and managed by VTT Property Management. After building demolition and issuance of a building permit, the construction process is expected to take less than six months. It is not anticipated that any blasting or soil compaction activities will be necessary during construction.

### **B. Existing Conditions**

The existing lot contains an area of 7,991 square feet and contains a three-story, three-family apartment building containing a total of 9 bedrooms. The site contains an off-street parking area and a gravel driveway. There are no drainage structures on the site. This property was purchased by VTT together with the properties at 35, 39, 43 and 47 Frederick Street. VTT was granted the necessary permits and approvals by the Zoning Board of Appeals and Planning Board to redevelop those properties as 6-unit apartment buildings. New apartment buildings have since been constructed on those properties, and the buildings are now complete and occupied. VTT applied for and was granted a use variance by the Zoning Board of Appeals to construct a 9-unit apartment building at 29 – 31 Frederick Street by Decision dated April 14, 2015 (Case No. 15-25). By Notice filed with the Town Clerk on March 22, 2016, the decision was extended until October 14, 2016.

## **II. PROPOSED DEVELOPMENT**

### **A. Building Construction and Site Improvements**

The proposed development will include the demolition of the existing building and the construction of a new apartment building. Similar to the new buildings at 35, 39, 43 and 47 Frederick Street owned by the Applicant, modular construction will be utilized. The new building will have a ground coverage of approximately 2,847 square feet and a gross floor area of approximately 8,540 square feet. The building will be of wood frame construction and contain pitched roofs. There will be an entrance vestibule on each side of the building. Each floor will contain three, two-bedroom apartments.

The apartments will contain high quality appliances and finishes and individually controlled air conditioning and heating systems. The building will be energy efficient as per the requirements of the current State Building Code. HVAC compressors will be ground mounted as shown on the site plans. This is customary on single and multi-family dwellings. New, energy efficient compressors

used in these applications are generally quiet and are not expected to disturb the residents of this proposed buildings or the abutters. The compressors can be easily screened with shrubs as appropriate.

The building will be serviced by town water and sewer. The existing services will be discontinued and capped at the main, and new connections will be constructed. Based upon construction of the adjacent units at 35, 39, 43 and 47 Frederick Street, the Applicant is not aware of any capacity constraints or other issues with the existing water and sewer infrastructure in Frederick Street. A single-car driveway off Frederick Street will be constructed on each side of the lot. New walkways will be constructed to the side entrances of the building. Walkways will connect with both the sidewalk on Frederick Street and the parking lot behind the building. One of the first floor apartments will be handicapped accessible.

### **B. Off-Street Parking**

With the exception of the two driveway spaces to be constructed as shown on the site plan, off-street parking will be provided within the parking lot immediately behind the property on land owned by VTT Framingham Renaissance LLC, and will be secured by a Grant of Easement. This will be the same arrangement as the one approved by the Planning Board and Zoning Board of Appeals for 35, 39, 43 and 47 Frederick Street. The Applicant proposes to provide a total of nine (9) additional parking spaces that will be reserved for the occupants of 31 Frederick Street on the adjacent off-street parking lot owned by VTT Framingham Renaissance LLC. This number is consistent with the actual demand and usage at other apartment buildings in Framingham owned by other entities owned by the Applicant and managed by VTT Management, including the Rose Garden apartments at 258 – 262 Union Avenue, 46-56 Cedar Street, 145, 149, 153 Franklin Street and 27 and 31 Henry Street, 42 – 48 Union Avenue and several others.

### **C. Urban Design Objectives**

The target market for these apartments are singles and couples who utilize the MBTA's commuter rail service and transportation services provided by the Metrowest Regional Transit Authority, both of which are in walking distance from the project. There are restaurants, retail shops and various service establishments in the immediate area that can be accessed via sidewalks and parking areas directly accessible from the proposed apartments. The Applicant is also providing bicycle racks for residents and guests as required. The increase in the number of apartments on this site (3 existing, 9 proposed) and total number of bedrooms (9 existing, 18 proposed) is not expected to result in a detrimental impact with respect to parking or traffic in the immediate area. The Applicant has had success marketing and leasing the new apartments recently constructed at 35, 39, 43 and 47 Frederick Street, and the market demand is growing for this type of apartment within a primarily urban setting.

### **D. Drainage Design, Best Management Practices**

The Hydrologic Analysis by Metrowest Engineering submitted with this application contains an analysis of existing and proposed drainage conditions and treatment, including best management practices and low impact development features.